

Plot 1 Bear Lane, Spalding, PE11 3XA

£585,000

- READY MARCH 2025
- Generous 2658 sq ft
- Centre of the village location
- High specifications kitchen and bathrooms
- Great looking properties with real kerb appeal
- Air source heat pump
- Oak staircase and oak doors throughout
- Kitchen with island
- Integral garage
- Underfloor heating

A rare opportunity to own a brand new home in the heart of Pinchbeck village! These properties have been thoughtfully and tastefully designed by the developers, who have created truly impressive homes. No expense has been spared, with high-end kitchen and bathroom finishes indoors, and outstanding brickwork and expert craftsmanship on the exterior. These homes are certain to attract attention, so don't miss out—book your viewing today before they're gone!

Location

Welcome to Pinchbeck! Just a stone's throw from Spalding, this charming village is known for its strong sense of community and wealth of local amenities. Pinchbeck offers everything you need, with a Morrisons, two Spar shops, a pharmacy, a post office, and a bustling village hall.

For families it is really handy have a good school on your doorstep within just a short walk.

For a relaxing day out, you can enjoy a meal at The Ship, a cozy riverside pub, or visit the garden centre, complete with a lovely cafe. Not to be missed is Hargraves, the village's renowned butcher, celebrated for its quality offerings.

As new developments emerge around Spalding, Pinchbeck has managed to retain its unique identity. Recent builds off Bear Lane have been thoughtfully designed to harmonize with the village's character, blending new with the traditional feel that Pinchbeck residents cherish.

Eco New Builds & Barn Conversion in the Heart of Pinchbeck

An exclusive development of three beautifully designed eco-friendly new builds and a characterful barn conversion in the centre of the highly desirable village of Pinchbeck. This rare opportunity allows buyers to personalize a modern home with luxury features, high-quality finishes, and options for customization.

Room Details:

- **Entrance Hall:** A spacious entrance hall with a grand oak galleried staircase and a large front feature window flooding the space with light. Conveniently located to the side of the staircase is

a downstairs cloakroom.

- **Lounge:** Generously sized lounge with two front-facing windows. The developers offer buyers the option to partition this room into a lounge and a study at no additional cost, offering flexible living space.

- **Kitchen/Diner & Snug:** The heart of the home is a spacious open-plan kitchen, dining area, and snug, complete with high-end wall and base units, a large island, and premium appliances, including ovens, dishwasher, fridge freezer, and island unit. Buyers can customize the kitchen design at no extra cost. This stunning space includes bi-fold doors that open to the south-facing rear garden and leads to a large utility room, which can also be customized.

First Floor:

- **Bedroom One:** Over the double garage, bedroom one offers views of neighbouring tennis courts and includes a spacious walk-in dressing room and a mirrored en-suite. Buyers can choose tiling and flooring in all three bathrooms for a personalized finish.

- **Bedroom Two:** A slightly smaller layout than bedroom one, with a walk-in dressing room and en-suite.

- **Bedrooms Three & Four:** Both are good-sized double rooms overlooking the rear garden, with bedroom three featuring a built-in cupboard.

- **Family Bathroom:** This elegant four-piece suite includes a bath, shower cubicle, WC, and wash hand basin.

Exterior & Grounds:

- The properties are thoughtfully designed by Oglesby and Limb Limited to blend seamlessly into the Pinchbeck conservation area. Each home features its own private access from Bear Lane, leading to a gravel drive and block-paved driveway.

- The fully enclosed rear garden includes a walled side, fencing, and a hedgerow for privacy. The garden is designed with a lawn area, patio, and side gate for ease of access.

Additional Information

- South facing gardens with established grass
- Architect designed house (Oglesby & Limb Limited)
- Unique new build location in Pinchbeck

conservation area

- Air Source Heat Pump (Mitsubishi Ecodan 5 year warranty)
- 150mm insulation throughout (2024 building reg compliant)
- Underfloor heating on ground floor
- 4.8m bi-fold door to kitchen for outside entertaining
- Integral double garage
- Oak staircase
- Oak doors throughout
- Floor covering to kitchen, WC and bathrooms included
- Ceramic grey slabs / gravel / block pavers to exterior.
- Kitchen customisation offered
- Bathroom customisation offered
- Ready March 2025
- The property will be covered by an Architect Warranty through Zurich Insurance

PLEASE NOTE:

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Entrance Hall



A spacious entrance hall with a grand oak galleried staircase and a large front feature window flooding the space with light. Conveniently located to the side of the staircase is a downstairs cloakroom.

Cloakroom

Handy space with a wash hand basin, toilet and flooring included.

Lounge 12'9" x 21'11" (3.91 x 6.70)



Generously sized lounge with two front-facing windows. The developers offer buyers the option to partition this room into a lounge and a study at no additional cost, offering flexible living space.

Kitchen Diner Family Area 22'0" x 19'3" (6.71 x 5.89)



The heart of the home is a spacious open-plan kitchen, dining area, and snug, complete with high-end wall and base units, a large island, and premium appliances, including ovens, dishwasher, fridge freezer, and island unit. Buyers can customize the kitchen design at no extra cost. This stunning space includes bi-fold doors that open to the south-facing rear garden and leads to a large utility room, which can also be customized.

Utility Room 11'11" x 7'4" (3.65 x 2.26)



Upvc door to side. Like the kitchen the potential buyers have wide range of options to choose from.

Galleried Landing



Having a beautiful feature window to the side the galleried landing has lots of natural light coming in.

Bedroom 1 19'8" x 12'1" (6.00 x 3.70)



Over the double garage, bedroom one offers views of neighbouring tennis courts and includes a spacious walk-in dressing room and a mirrored en-suite. Buyers can choose tiling and flooring in all three bathrooms for a personalized finish.

Dressing Room 5'10" x 9'6" (1.78 x 2.91)

En-Suite 9'8" x 5'10" (2.95 x 1.78)

Shower cubicle. Wash hand basin. WC. (Design to be chosen by the purchaser)

Bedroom 2 14'0" x 15'0" (4.27 x 4.58)

A slightly smaller layout than bedroom one, with a walk-in dressing room and en-suite.

Dressing Room 5'10" x 6'7" (1.79 x 2.03)

En-Suite 7'9" x 6'7" (2.38 x 2.03)

Shower cubicle. Wash hand basin. WC. (Design to be chosen by the purchaser)

Bedroom 3 9'10" x 16'7" (3.02 x 5.07)

Good-sized double room overlooking the rear garden, Built-in cupboard.

Bedroom 4 11'8" x 11'9" (3.57 x 3.59)

Good-sized double room overlooking the rear garden.

Family Bathroom 10'9" x 7'5" (3.30 x 2.27)

This elegant four-piece suite includes a bath, shower cubicle, WC, and wash hand basin. (Design to be chosen by the purchaser)

Integral Garage 18'2" x 19'8" (5.55 x 6.01)

UPVC door to kitchen. UPVC window to rear. Electric garage door.

Front (Outside)

The properties are thoughtfully designed by Oglesby and Limb Limited to blend seamlessly into the Pinchbeck conservation area. Each home features its own private access from Bear Lane, leading to a gravel drive and block-paved driveway.

Rear (Outside)

The fully enclosed rear garden includes a walled side, fencing, and a hedgerow for privacy. The garden is designed with a lawn area, patio, and side gate for ease of access.

Property Postcode

For location purposes the postcode of this property is: PE11 3XA

Verified Material Information

Tenure: Freehold

Council tax band: TBC

Annual charge: No

Property construction: Brick built

Electricity supply: Yes

Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Air Source Heat Pump
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.
Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: No
Coastal erosion risk: No
Planning permission: No
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Ark Property Centre

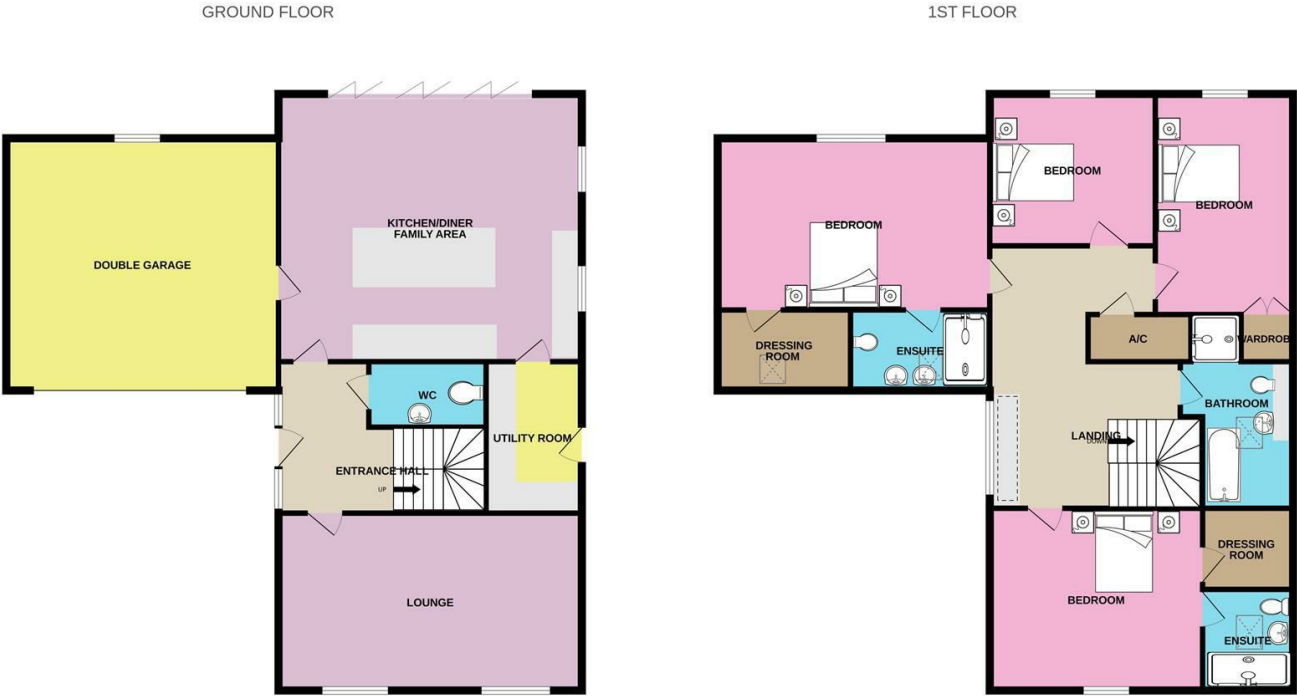
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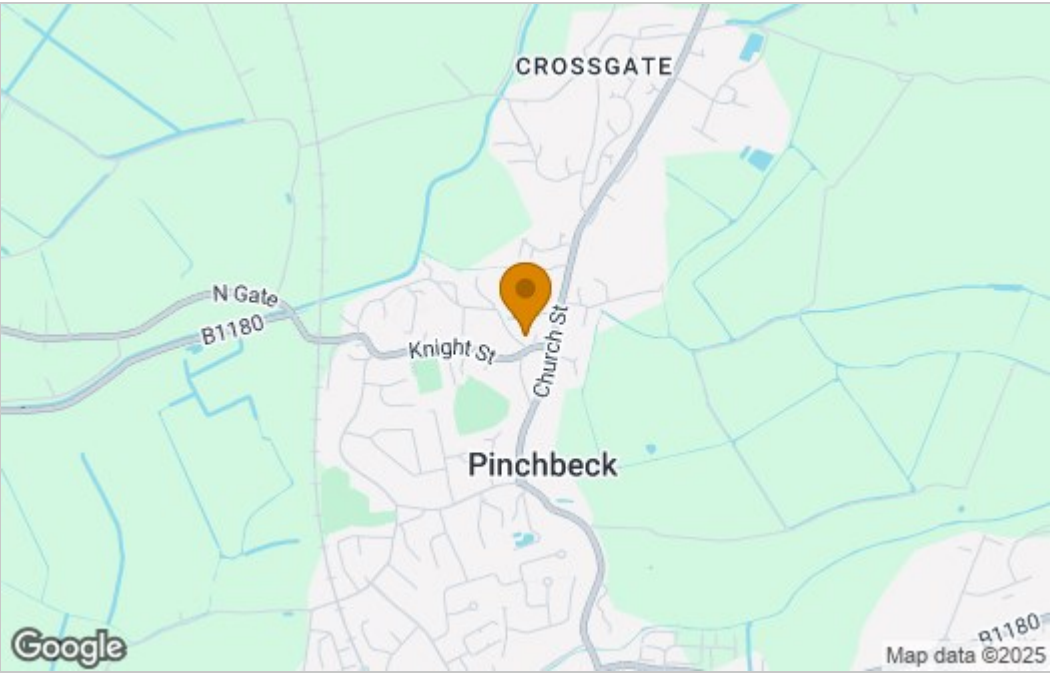
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

